

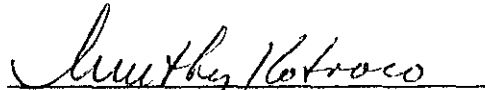
IN RE: PETITION FOR SPECIAL HEARING \* BEFORE THE  
SE/S Long Green Pike, 283' SW \*  
of the c/l of Long Green Road \* DEPUTY ZONING COMMISSIONER  
(12518 Long Green Pike) \*  
11th Election District \* OF BALTIMORE COUNTY  
6th Councilmanic District \*  
Case No. 97-286-SPH  
Craig E. Rezac, et ux  
Petitioners \* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter came before the Deputy Zoning Commissioner for consideration of a Petition for Special Hearing for the subject property, known as 12518 Long Green Pike, located in the vicinity of Long Green Road in Glen Arm. The Petition was filed by the owners of the property, Craig E. and Sandra B. Rezac, and sought approval of a waiver, pursuant to Section 500.6 of the Baltimore County Zoning Regulations (B.C.Z.R.), Section 517.2 (510.2) of the Building Code; and Sections 26-276, 26-670 and 26-172(a)(3) of the Baltimore County Code to permit an addition to an existing dwelling in a riverine floodplain, and an amendment to the previously approved site plan in prior Case No. 97-170-A to reflect the proposed improvements.

A hearing to determine the appropriateness of the request was scheduled for Monday, March 24, 1997 at which time the Petitioners advised that they have changed their plans and wish to withdraw the Petition.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 28<sup>th</sup> day of March, 1997 that the Petition for Special Hearing in the above-captioned matter be and is hereby DISMISSED without prejudice.

  
TIMOTHY M. KOTROCO  
Deputy Zoning Commissioner  
for Baltimore County

TMK:bjs

cc: Mr. & Mrs. Craig Rezac, 12518 Long Green Pike, Glen Arm, Md. 21057  
Ms. Katherine Gabriel, 12601 Long Green Pike, Glen Arm, Md. 21057  
People's Counsel; Case File

ORDER RECEIVED FOR FILING  
3/28/97  
Date  
By

RECEIVED



# Petition for Special Hearing

to the Zoning Commissioner of Baltimore County

for the property located at

21057  
12518 LONG GREEN PIKE GLEN ARM

97-286-SPH

which is presently zoned

RC2 MD

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

SPECIAL HEARING FOR A WAIVER PURSUANT TO SECTION 500.6, BCZC;  
SECTION 517.2 (510.2), BUILDING CODE; AND SECTIONS 26-276, 26 670,  
26-172 (a)(3), BCC TO PERMIT AN ADDITION TO AN EXISTING DWELLING  
IN A FLOODPLAIN, AND TO AMEND THE PREVIOUSLY  
APPROVED PLAN IN ZONING CASE 97-170-A.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Legal Owner(s):

(Type or Print Name)

Signature

(Type or Print Name)

Signature

410 592-4899

Address

Phone No.

City

State

Zipcode

Name, Address and phone number of representative to be contacted.

Name

Address

Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates

Next Two Months

ALL

OTHER

REVIEWED BY:

DATE

1-10-97

286

ORDER RECEIVED FOR FILING

Date

By

(Type or Print Name)

Signature

Address

Phone No.

City

State

Zipcode

Attorney for Petitioner:

Zoning Administration

OFFICE OF ZONING ADMINISTRATION & DEVELOPMENT MANAGEMENT

**J. FINLEY RANSONE & ASSOCIATES**

*Land Surveying*

*Engineering*

*Real Estate Development*

*Construction Management*

97-286-SPH

September 26, 1996

**Zoning Description**

**Rezak Property  
No. 12518 Long Green Pike**

***ALL*** that piece or parcel of land situate, lying, and being in the Eleventh Election District, and Sixth Councilmanic District of Baltimore County, State of Maryland, and described as follows:

***BEGINNING*** for the same at a point in or near the southeasterly side of the Long Green Pike; said point being distant southwesterly, measured along the center of Long Green Pike, 283 feet from the intersection formed by the center Long Green Road with the center of Long Green Pike; thence binding on the outlines of the property of the petitioners herein, the eight following courses and distances viz:

- 1.) binding in the bed of Long Green Pike; South 15 degrees 55 minutes West, 181.50 feet, thence leaving said Pike and continuing to bind on the outlines of the property of the petitioners;
- 2.) North 86 degrees 25 minutes West, 207.27 feet, to a point in the center of an abandoned railroad right of way; thence binding in the center of said right of way;
- 3.) North 11 degrees 37 minutes West, 117.08 feet, thence;
- 4.) North 14 degrees 17 minutes West, 165.70 feet, thence;
- 5.) North 15 degrees 36 minutes West, 251.20 feet to a point in the center of Long Green Road, thence binding in the center of said road;
- 6.) South 81 degrees 35 minutes East, 148.85 feet, thence leaving said road;
- 7.) South 45 degrees 35 minutes East, 198 feet, and thence;
- 8.) South 27 degrees 05 minutes East, 219.45 feet to the place of beginning.

***THE IMPROVEMENTS*** thereon being known as No. 12518 Long Green Pike.

286

**NOTICE OF HEARING**

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland, 21204, or Room 118, The Courthouse, 400 Westinghouse Avenue, Towson, Maryland 21204 as follows:

Case: 897-286-974

(Item 286)

12518 Long Green Pk.  
SES Long Green Pk. 285  
45' SW of Long Green  
Road

11th Election District

6th Councilmember

Legal Owner(s):

Craig A. Pezic and Sandra B.

Pezic

**Special Hearing:** to approve a waiver pursuant to Section 500.6, BCZ; Section 517.2 (510.2), Building Code and Sections 26-276, 26-670, 26-172(a)(3), BOC, to permit an addition to an existing dwelling in a riverine floodplain and to amend the previously approved plan in zoning case #97-170-A.

**Hearing:** Thursday, February 13, 1997 at 9:00 a.m. in Rm. 106, County Office Building.

LAWRENCE E. SCHMIDT

Zoning Commissioner for Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Call 867-3353.  
(2) For information concerning the file and/or Hearing, Please Call 867-3391.

1/296 Jan. 23 C114243

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 1/23, 1997

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 1/23, 1997.

THE JEFFERSONIAN,

*A. Henickson*

LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No. 286 028077

DATE 1-16-97 ACCOUNT 8061-6150

(246)

AMOUNT \$ 50.00

RECEIVED FROM:

CHRIC REZAC 12518 Long Green Pk

(050) SP-11RC - 2 50.00

FOR:

DA - JUDON  
WHITE CASHIER PINK - AGENCY  
YELLOW - CUSROMER

VALIDATION OR SIGNATURE OF CASHIER

03A91#0343MICHRC  
BA 0002:302M01-10-97

MICROFILMED  
1450.00

Scan



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

97-286-SPH

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of which, lies with the petitioner/applicant) and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with this requirement.

Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 286

Petitioner: CRAIG REZAC

Location: 12518 LONG GREEN PIKE, FLEMING, Md. 21057

PLEASE FORWARD ADVERTISING BILL TO:

NAME: \_\_\_\_\_

ADDRESS: SAME

PHONE NUMBER: 410-592-8899

AJ:ggs

(Revised 09/24/96)

MICROFILMED



# CERTIFICATE OF POSTING

RE: Case No.: 97-286-SPH (Item 286)

Petitioner/Developer: \_\_\_\_\_

CRAIG A & SANDRA B. REZAC

Date of Hearing/Closing: 2/13/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

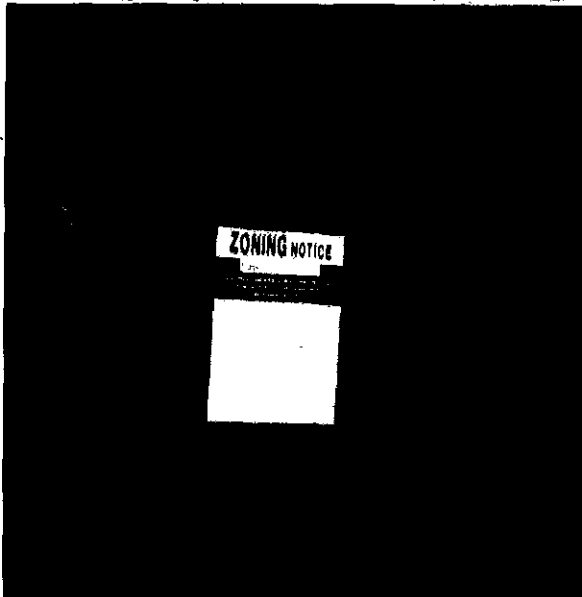
Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at \_\_\_\_\_

12518 LONG GREEN PIKE

The sign(s) were posted on 1 / 29 / 97  
(Month, Day, Year)

12518 LONG GREEN PIKE



Sincerely,

Richard E. Hoffman 1/29/97  
(Signature of Sign Poster and Date)

RICHARD E. HOFFMAN  
(Printed Name)

904 DELLWOOD DR  
(Address)

FALLSTON, MD 21047  
(City, State, Zip Code)

(410) 879-3122  
(Telephone Number)

CASE # 97-286-SPH (Item 286)

Richard E. Hoffman 1/29/97  
Richard E. Hoffman 1/29/97

# CERTIFICATE OF POSTING

RE: Case No.: SPH 97-286 (ITEM 286)

Petitioner/Developer: CRAIG RORAC

Date of Hearing/Closing: 3/24/97

Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Avenue  
Towson, MD 21204

Attention: Ms. Gwendolyn Stephens

Ladies and Gentlemen:

This letter is to certify under the penalties of perjury that the necessary sign(s) required by law were posted conspicuously on the property located at \_\_\_\_\_

12518 LONG GREEN PIKE

The sign(s) were posted on \_\_\_\_\_

3 / 8 / 97  
(Month, Day, Year)

Sincerely,

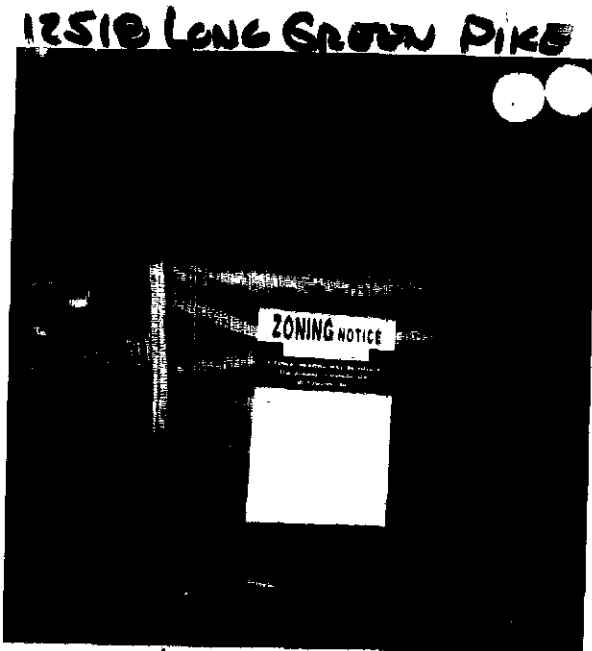
 3 / 1 / 97  
(Signature of Sign Poster and Date)


RICHARD E. HOFFMAN  
(Printed Name)

904 DELLWOOD DR.  
(Address)

FALLSTON, MD 21047  
(City, State, Zip Code)

(410) 879-3122  
(Telephone Number)



12518 LONG GREEN PIKE  
POSTED: 3/8/97 (3/8/97)  
 3/8/97



Date to be Posted: Anytime before but no later than \_\_\_\_\_

Format for Sign Printing, Black Letters on White Background:

## ZONING NOTICE

Case No.: 97-286 <sup>SPH</sup> ~~SPH~~ ~~HRA~~

A PUBLIC HEARING WILL BE HELD BY  
THE ZONING COMMISSIONER  
IN TOWSON, MD.

PLACE: \_\_\_\_\_

DATE AND TIME: \_\_\_\_\_

REQUEST: Special Hearing for a waiver pursuant to  
Section 500.6, BCZR; Section 517.2 Building  
Code; and Sections 26-276, 26-670, 26-172(a)  
(3), BCC to permit an addition to an existing  
dwelling in a riverine flood plain, and to amend  
existing case 97-170-A.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.  
TO CONFIRM HEARING CALL 387-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

286

TO: PUTUXENT PUBLISHING COMPANY  
January 23, 1997 Issue - Jeffersonian

Please forward billing to:

Craig Rezac  
12518 Long Green Pike  
Glen Arm, MD 21057  
592-8899

---

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-286-SPH (Item 286)  
12518 Long Green Pike  
SE/S Long Green Pike, 283'+/- SW of c/l Long Green Road  
11th Election District - 6th Councilmanic  
Legal Owner(s): Craig A. Rezac and Sandra B. Rezac

Special Hearing to approve a waiver pursuant to Section 500.6, BCZR; Section 517.2 (510.2), Building Code; and Sections 26-276, 26-670, 26-172(a)(3), BCC, to permit an addition to an existing dwelling in a riverine floodplain and to amend the previously approved plan in zoning case #97-170-A.

HEARING: THURSDAY, FEBRUARY 13, 1997 at 9:00 a.m. in Room 106, County Office Building.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

MICROFILMED.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

January 17, 1997

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 97-286-SPH (Item 286)  
12518 Long Green Pike  
SE/S Long Green Pike, 283'+/- SW of c/l Long Green Road  
11th Election District - 6th Councilmanic  
Legal Owner(s): Craig A. Rezac and Sandra B. Rezac

Special Hearing to approve a waiver pursuant to Section 500.6, BCZR; Section 517.2 (510.2), Building Code; and Sections 26-276, 26-670, 26-172(a)(3), BCC, to permit an addition to an existing dwelling in a riverine floodplain and to amend the previously approved plan in zoning case #97-170-A.

HEARING: THURSDAY, FEBRUARY 13, 1997 at 9:00 a.m. in Room 106, County Office Building.

A handwritten signature in black ink, appearing to read "Arnold Jablon".

Arnold Jablon  
Director

cc: Craig and Sandra Rezac

- NOTES: (1) YOU MUST HAVE THE ZONING NOTICE SIGN POSTED ON THE PROPERTY BY JANUARY 29, 1997.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

February 21, 1997

NOTICE OF REASSIGNMENT

Rescheduled from 2/13/97  
CASE NUMBER: 97-286-SPH (Item 286)  
12518 Long Green Pike  
SE/S Long Green Pike, 283'+/- SW of c/l Long Green Road  
11th Election District - 6th Councilmanic  
Legal Owner(s): Craig A. Rezac and Sandra B. Rezac

Special Hearing to approve a waiver pursuant to Section 500.6, BCZR;  
Section 517.2 (510.2), Building Code; and Sections 26-276, 26-670,  
26-172(a)(3), BCC, to permit an addition to an existing dwelling in a  
riverine floodplain and to amend the previously approved plan in zoning  
case #97-170-A.

HEARING: MONDAY, MARCH 24, 1997 at 2:00 p.m. in Room 118, Old  
Courthouse, 400 Washington Avenue, Towson, Maryland.

  
ARNOLD JABLON  
DIRECTOR

cc: Craig and Sandra Rezac





Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

March 21, 1997

Mr. and Mrs. Craig Rezac  
12518 Long Green Pike  
Glen Arm, MD 21057

RE: Item No.: 286  
Case No.: 97-286-SPH  
Petitioner: Craig Rezac, et ux

Dear Mr. and Mrs. Rezac:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on January 10, 1997.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Roslyn Eubanks in the zoning office (887-3391).

Sincerely,

A handwritten signature in dark ink, appearing to read "W. Carl Richards, Jr.", is written over the typed name.

W. Carl Richards, Jr.  
Zoning Supervisor

WCR/re  
Attachment(s)



**BALTIMORE COUNTY, MARYLAND**

**INTER - OFFICE CORRESPONDENCE**

TO: Zoning Advisory Committee

DATE: Jan. 21, 1997

ATTN: Joseph C. Merry  
Zoning Office, P&DM

FROM: David L. Thomas *DLT*  
DPW Director's Office

SUBJECT: ZAC Agenda **Item 286**  
12518 Long Green Pike

Substantial improvements are being proposed for a residential house located within the 100-year riverine floodplain. **Denial of the request is recommended.**

It is suggested that the improvements be limited to the footprint of the existing structure, or that the house be moved to at least 20 feet outside of the 100-year floodplain limits.

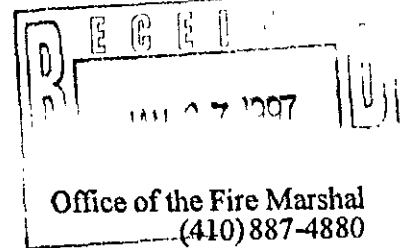
DLT/s

cc: Roslyn Eubanks  
Tom Hamer  
John Maple

Baltimore County Government  
Fire Department



700 East Joppa Road  
Towson, MD 21286-5500



DATE: 01/23/87

Arnold Jablon, Director  
Zoning Administration and Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF JAN. 21, 1986.

Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:  
276, 277, 278, 281, 282, 283, 284 AND 286.

REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

**TO:** Arnold Jablon, Director  
Permits and Development  
Management

**DATE:** January 21, 1997

**FROM:** Pat Keller, Director  
Office of Planning

**SUBJECT:** Petitions from Zoning Advisory Committee

The Office of Planning has no comments on the following petition(s):  
Item No. 286

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3495.

Prepared by:

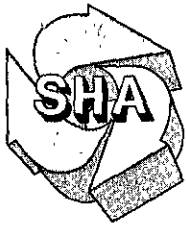
*Jeffrey M. Long*

Division Chief:

*Carol L. Keller*

PK/JL





**Maryland Department of Transportation**  
**State Highway Administration**

David L. Winstead  
Secretary

Parker F. Williams  
Administrator

Ms. Roslyn Eubanks  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County 1-17-97  
Item No. 286 (JCM)

Dear Ms. Eubanks:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Larry Gredlein at 410-545-5606 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

for Ronald Burns, Chief  
Engineering Access Permits  
Division

LG

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

## BALTIMORE COUNTY, MARYLAND

February 3, 1997

SUBJECT: Zoning Item #286 - Rezac Property  
12518 Long Green Pike  
Zoning Advisory Committee Meeting of January 21, 1997

## Environmental Impact Review

The proposed structure is located within the 100-year floodplain which is protected under the Code; however, due to the slope constraints and location of other existing structures and driveway, no viable alternative exists for the proposed addition outside of the floodplain. The least impact to the floodplain would occur by constructing the addition in its current location as the area is not functioning as a "true" floodplain (Long Green Pike splits the floodplain and the stream).

An evaluation of the septic system must be made prior to the approval of the building permit for the addition. Adequate septic area must be provided outside of the floodplain.

The additions can be supported if it is noted on the plan that the 1 1/2 story garage/office cannot be used as a residential dwelling unit.

REZAC/DEPRM/TXTSBP

NOV 19 1960

BALTIMORE COUNTY, MARYLAND

INTEROFFICE CORRESPONDENCE

TO: Arnold Jablon, Director  
Department of Permits & Development  
Management

Date: January 30, 1997

FROM: Robert W. Bowling, Chief  
Development Plans Review Division

SUBJECT: Zoning Advisory Committee Meeting  
for January 27, 1997  
Item No. 286

The Development Plans Review Division has reviewed the subject zoning item. The rear of buildings may not be constructed within 20 feet of the limits of the flood plain as established for a 100-year flood level with a 1 foot freeboard. See Plate D-19 in the Baltimore County Design Manual, adopted 1983 and revised February, 1985.

In conformance with Federal Flood Insurance requirements, the first floor or basement floor must be at least 1 foot over the flood plain elevation in all construction.

RWB:HJO:jrb

cc: File

ZONE46D

10-1-1997

# PETITION PROBLEMS

97-286-SPH

## **#276 --- JCM**

1. Need title of person signing for contract purchaser.

## **#280 --- MJK**

1. There is no attorney listed on the petition form. As the legal owner is incorporated, they need to be represented by an attorney.

## **#281 --- JRA**

1. Need telephone number for legal owner.

## **#282 --- JLL**

1. No zoning on folder.
2. No election district on folder.
3. No councilmanic district on folder.
4. No acreage on folder.

## **#283 --- JRA**

1. No acreage on folder.
2. No election district on folder.
3. No councilmanic district on folder.

## **#285 --- CAM**

1. Need name and title of person signing for contract purchaser.

## **#286 --- JCM**

1. Folder not marked "Floodplain".

P.P.

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
12518 Long Green Pike, SE/S Long Green Pike,		
283'+/- SW of c/l Long Green Road	*	ZONING COMMISSIONER
11th Election District, 6th Councilmanic		
	*	OF BALTIMORE COUNTY
Craig A. and Sandra B. Rezac		
Petitioners	*	CASE NO. 97-286-SPH

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 20<sup>th</sup> day of February, 1997, a copy of the foregoing Entry of Appearance was mailed to Craig A. and Sandra B. Rezac, 12518 Long Green Pike, Glen Arm, MD 21057, Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN

Tom



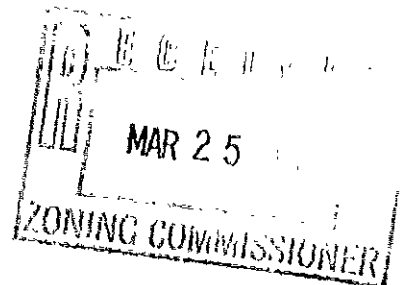
# LONG GREEN VALLEY ASSOCIATION

P.O. Box 91 Baldwin, Maryland 21013

March 18, 1997

Zoning Commissioner  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

RE: Case No.: 97-286-SPH (Item 286)  
12518 Long Green Pike  
SE/S Long Green Pike, 283'+/- SW of  
c/l Long Green Road  
11th Election District - 6th Councilmanic  
Owners: Craig A. Rezac and Sandra B. Rezac



Dear Mr. Commissioner:

This is to advise that the Long Green Valley Association opposes any further waiver for property located at 12518 Long Green Pike.

To allow additional construction in a riverline floodplain is not conducive to our goal of protecting the aquifer and our streams.

This area floods often to the extent of blocking traffic and also causing ice build-up in the winter.

This is not a hardship case and no unusual circumstances.

Thank you for your consideration.

Very truly yours,

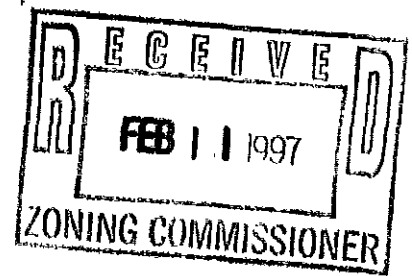
Charlotte W. Pine  
President

CWP/cmh  
cc: Kathy Gabriel

ENCLOSURE

*Craig and Sandra Rezac*  
12518 Long Green Pike  
Glen Arm, Maryland 21057  
Home (410) 592-8899

*February 10, 1997*



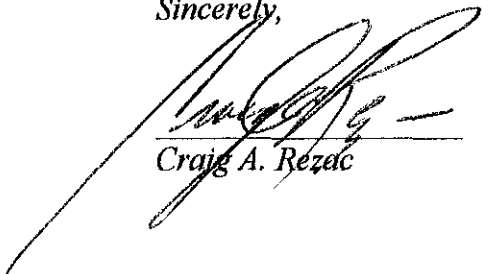
*Timothy M. Kotroco*  
*Baltimore County Deputy Zoning Commissioner*  
*Old Courthouse, Room 12*  
*400 Washington Avenue*  
*Towson, Maryland 21204*


*RE: Zoning Case 97-286-SPH*  
*Hearing Date: February 13, 1997, 9AM*

*Dear Commissioner Kotroco:*

*At this time new engineering data is being evaluated between the Baltimore County Department of Public Works and my engineer, J. Finley Ransone R.L.S. Therefore, we respectfully request that the above hearing be postponed approximately four weeks.*

*Sincerely,*

  
*Craig A. Rezac*

  
*Sandra B. Rezac*

PLEASE PRINT CLEARLY

PROTESTANT(S) SIGN-IN SHEET

NAME

Katherine Gabriel

ADDRESS

12601 Long Green Pk Glen Arm 21057

Please notify me of  
any hearing date  
changes or new informa-  
tion pertinent to case  
# 97-286 SPH

Thank you  
Katherine Gabriel  
PO Box 4002  
12601 Long Green Pk  
Glen Arm, Md  
21057

Be He,

Do an Order of Dismissal  
Petitioner has changed his  
plans and has  
withdrawn his request.

Ti



# GENERAL NOTES:

## 1.) PROPERTY OWNERSHIP INFORMATION:

CRAIG A. & SANDRA B. REZAK  
12518 LONG GREEN PIKE  
GLEN ARM, MD 21057

PHONE: (410) 592-8899  
DEED REF: LIBER 7722 FOLIO 564  
TAX ACC. NO: 1113024170  
TAX MAP 53 PARCEL 310  
AREA BY DEED:

ACREAGE 2.8073 AC  
SQUARE FT 122,286

## 2.) CURRENT ZONING RC-2

3.) THERE HAVE BEEN NO PRIOR ZONING HEARINGS ON THE SUBJECT

PROPERTY. CASE 97-170-A GRANTED 1/4/98 CONSTRUCTION OF BOND

4.) THE 100 YEAR FLOOD PLAIN DELINEATION WAS DETERMINED FROM FIELD

SURVEY DATA AND INFORMATION OBTAINED FROM THE BALTIMORE

COUNTY DEPARTMENT OF PUBLIC WORKS.

5.) THERE ARE NO PUBLIC UTILITIES SERVING THIS SITE. THE PROPERTY IS

SERVED BY PRIVATE WELL AND SEPTIC AS SHOWN.

6.) BALTIMORE COUNTY 200 SCALE MAPS: NE 16 F

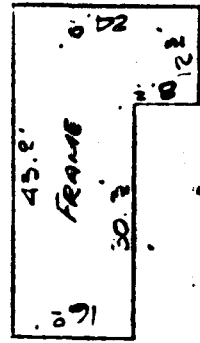
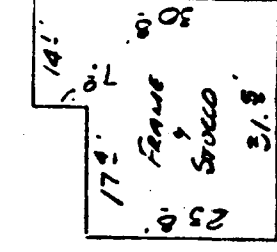
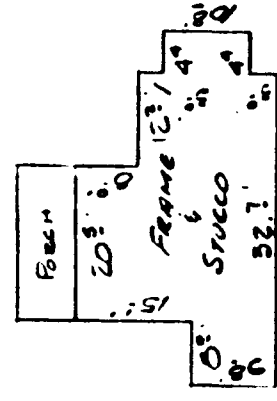
ANNE MCADOO DEFORD  
TAX MAP 54 PARCEL 1  
8261 / 838  
1104020600 & 1104020602

ALFRED & KATHERINE TYLER  
TAX MAP 54 PARCEL 389  
5823 / 176  
1103087325

ELBERT J. & JOAN M. THORNHILL  
TAX MAP 53 PARCEL 333  
5027 / 182  
1120031010

CALVERT R. BREGAL  
TAX MAP 53 PARCEL 361  
4675 / 550  
1103086744

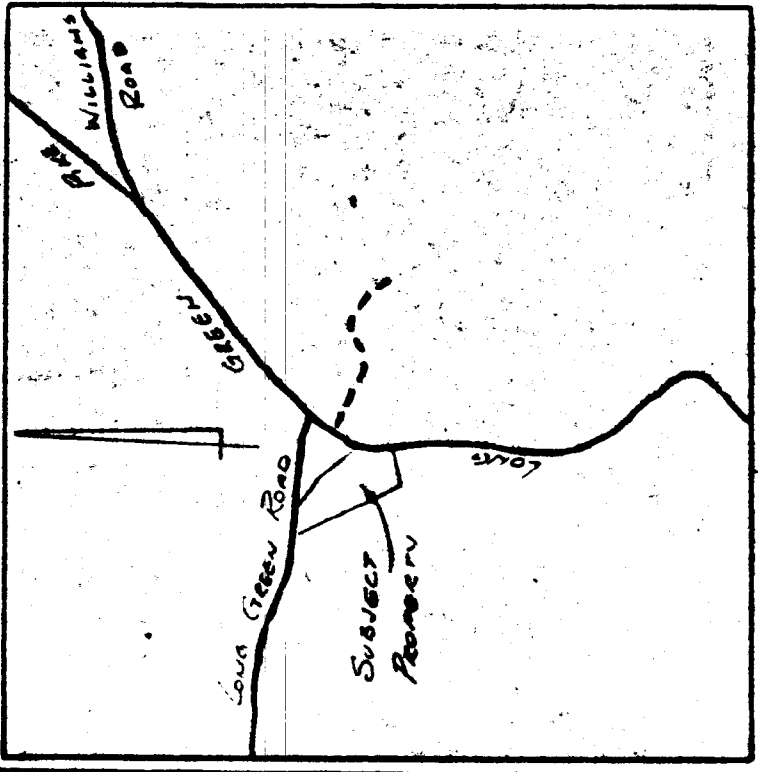
## ON SITE BUILDING DETAILS



EXISTING DWELLING  
CRACK W/ ATTIC  
FIRST FLOOR ELEV = 275.1  
HEIGHT = 27' ABOVE GROUND

EXISTING 1/2 STORY  
GARAGE & OFFICE  
HEIGHT = 22' ABOVE GROUND

EXISTING 2 1/2 STORY BARN  
HEIGHT = 22' ABOVE GROUND



VICINITY MAP  
SCALE: 1" = 1,000'

286  
17-286-ASP4

PLAT TO ACCOMPANY A  
PETITION FOR ZONING VARIANCE  
FOR THE PROPERTY OF  
CRAIG A. REZAK & SANDRA B. REZAK  
LOCATED AT  
12518 LONG GREEN PIKE  
GLEN ARM, MD. 21057  
MICROFILMED

SCALE: 1" = 60'

DATE: SEPTEMBER 11, 1998

J. FINLEY RANSONE  
& ASSOCIATES  
REGISTERED  
LAND SURVEYORS  
P.O. BOX 10180  
TOWSON, MARYLAND  
21285-0180  
666-7448



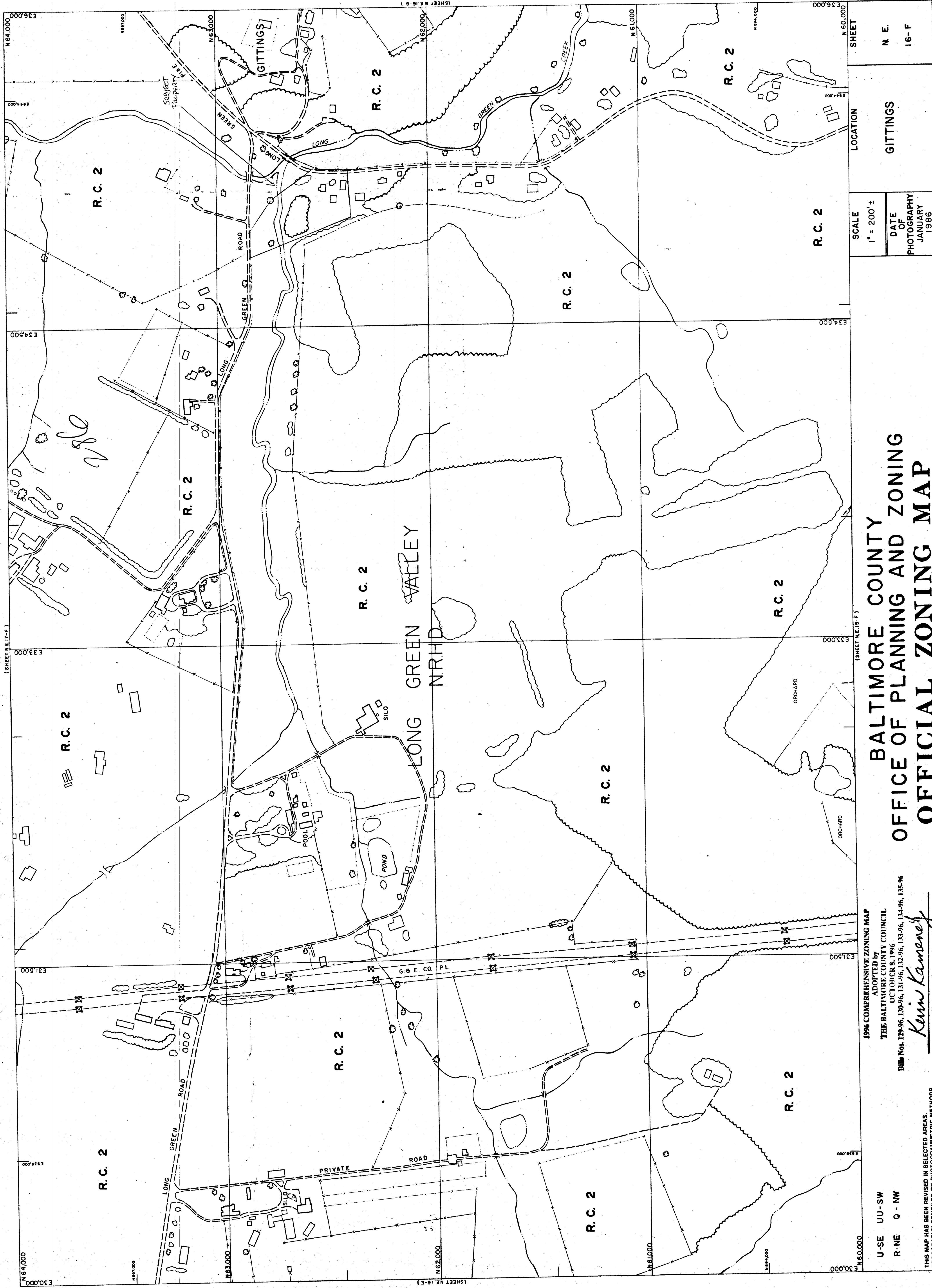
J # 9803-1053

F # 118-112



97-286-SPH

MICROFILMED



BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
OFFICIAL ZONING MAP

1996 COMPREHENSIVE ZONING MAP  
ADOPTED BY  
THE BALTIMORE COUNTY COUNCIL  
OCTOBER 8, 1996  
BILL NO. 129-96, 130-96, 131-96, 132-96, 133-96, 134-96, 135-96

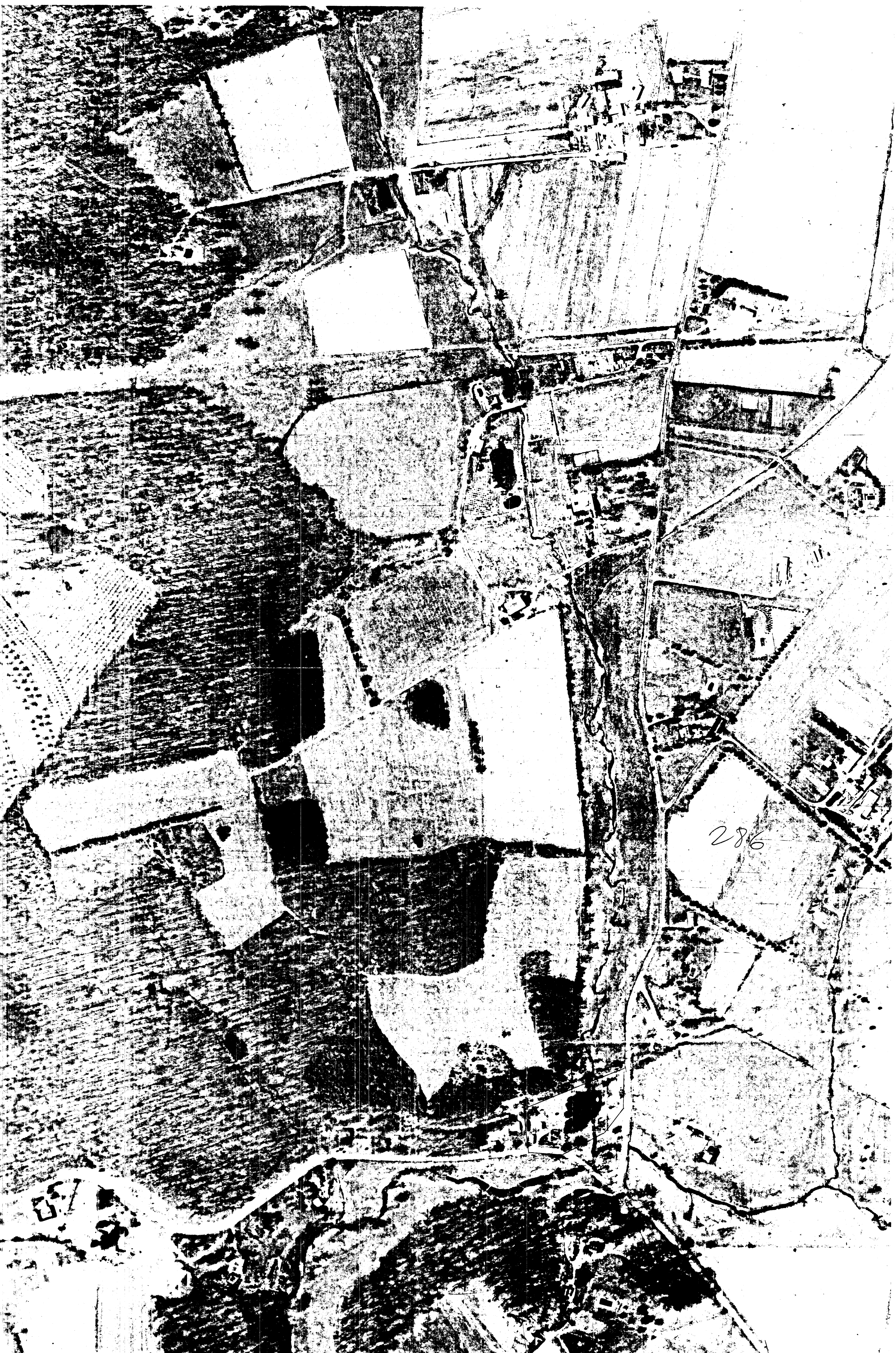
*Kevin Kananev*  
Chairman, County Council

U-SE UU-SW  
R-NE Q-NW

THIS MAP HAS BEEN REVISED IN SELECTED AREAS  
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

SCALE	LOCATION	SHEET
1" = 200' ±	GITTINGS	N. E. 16- F
DATE OF PHOTOGRAPHY		
JANUARY 1986		





97-286-SPH

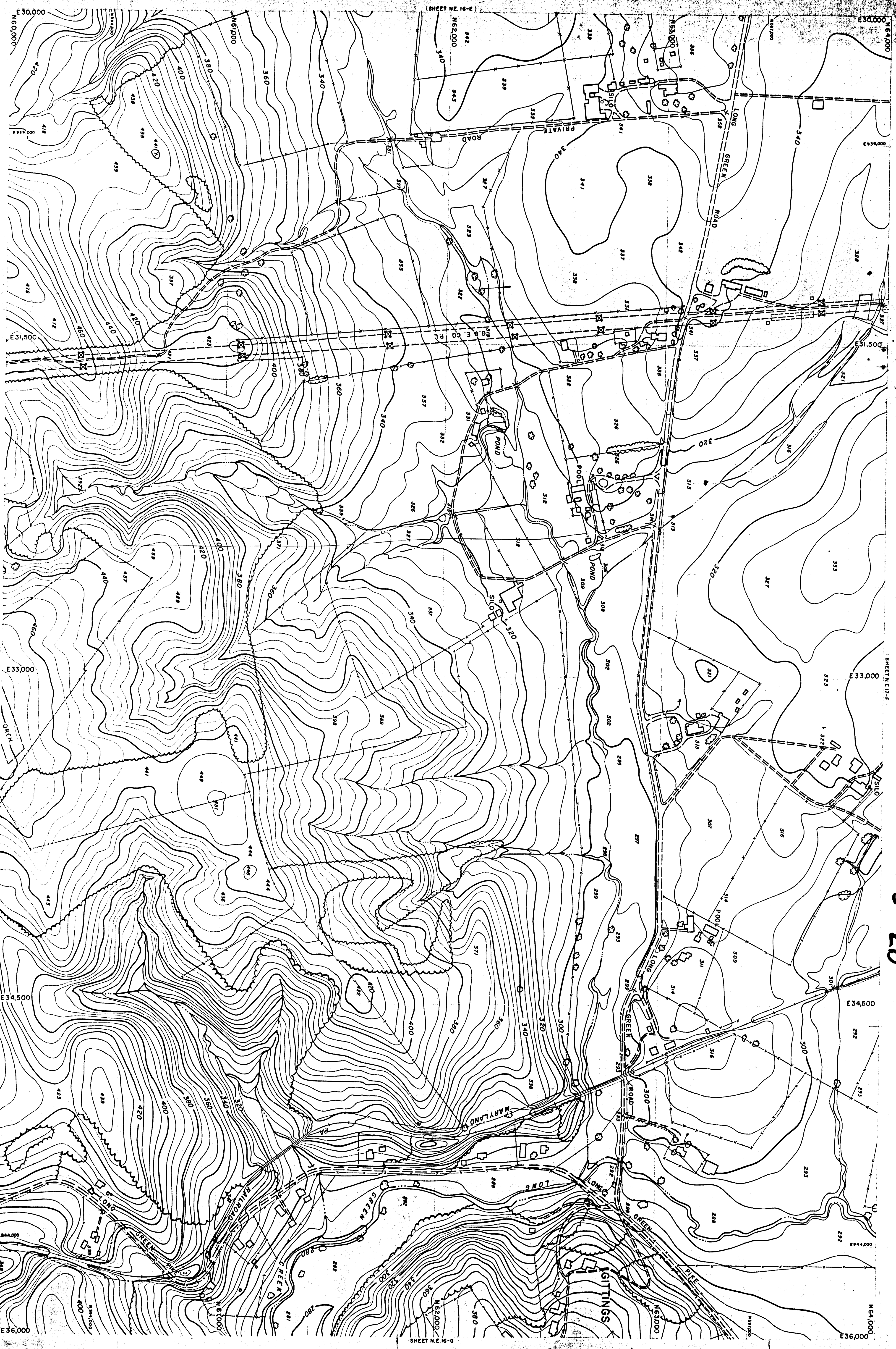
Subject  
Property  
←

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE	LOCATION	SHEET
1" = 200' ±	1	N.E. 16-F
MICROFILMED		
DATE OF PHOTOGRAPHY JANUARY 1986		



445-982-16



PHOTOGRAMMETRIC MAP OF  
BALTIMORE COUNTY, MARYLAND

U - SE U - SW  
R - NE Q - NW

REVISIONS  
BY DATE  
SCALE  
LOCATION  
SHEET

DATE OF  
PHOTOGRAPHY  
APRIL 1958  
Topography Compiled By Photogrammetric Methods  
MAPS INCORPORATED - BALTIMORE 22, MARYLAND

GITTINGS  
N. E.  
16 - F

MICROFILMED

SUBJECT  
PROPERTY

286